

021298

WARRANTY DEED

TRANSFER
TAX
PAID

WE: THOMAS A. PERSICO and LYNDIA PERSICO of Waterville, County of Kennebec, in the State of Maine.

(Being married), for consideration paid,

grant to KENNEBEC VALLEY ASSOCIATES INC., a corporation doing business in Winslow, Kennebec County, State of Maine,

whose mailing address is: POB 1408, Waterville, ME 04901

with WARRANTY COVENANTS

A certain lot or parcel of land situate in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #4 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097.

Also conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described Lot to Washington Street

This conveyance is subject, however, to the following restrictions which shall run with the land and be binding upon the Grantee herein and its successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situated on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

Meaning and intending to convey the same premises described in a deed from to THOMAS A. PERSICO and LYNDIA PERSICO dated 1987 and recorded November 18, 1987 in Kennebec Registry of Deeds Book 3268 Page 87.

AND THOMAS A. PERSICO and LYNDIA PERSICO, as grantors and releasing all rights by descent and all other rights.

WITNESS our hands and seals this seventh day of September, 1988.

Maria Martin (to wife)
Witness

Witness

Thomas A. Persico
THOMAS A. PERSICO
Lyndia Persico
LYNDIA PERSICO

State of Maine, Kennebec, ss. September 7, 1988

Then personally appeared the above named THOMAS A. PERSICO and LYNDIA PERSICO and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Warren M. Poulin
Warren M. Poulin, Esq.
Notary Public



RECEIVED KENNEBEC SO.

1988 SEP -8 AM 9:00

WITNESSES: Warren M. Poulin
REGISTER OF DEEDS